058.0	0009	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,700 /	894,700
					USE VALUE:	894,700 /	894,700
					ASSESSED:	894,700 /	894,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELTON JEFFERY P
Owner 2:	
Owner 3:	
Street 1:	52 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MELTON JEFFERY P & LAUREN L/TR -
Owner 2:	MELTON REVOCABLE TRUST -
Street 1:	242 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 1998 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9108.000	409,400		485,300	894,700
Total Card	0.209	409,400		485,300	894,700
Total Parcel	0.209	409,400		485,300	894,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.80 /Parcel: 447.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38890
GIS Ref:
GIS Ref:
Insp Date: 09/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	409,400	0	9,108.	485,300	894,700		Year end	12/23/2021
2021	104	FV	391,700	0	9,108.	485,300	877,000		Year End Roll	12/10/2020
2020	104	FV	391,800	0	9,108.	485,300	877,100	877,100	Year End Roll	12/18/2019
2019	104	FV	306,800	0	9,108.	492,200	799,000	799,000	Year End Roll	1/3/2019
2018	104	FV	305,700	0	9,108.	367,400	673,100	673,100	Year End Roll	12/20/2017
2017	104	FV	287,500	0	9,108.	332,800	620,300	620,300	Year End Roll	1/3/2017
2016	104	FV	287,500	0	9,108.	318,900	606,400	606,400	Year End	1/4/2016
2015	104	FV	257,600	0	9,108.	270,400	528,000	528,000	Year End Roll	12/11/2014

!5007!

PRINT

Date	Time
12/30/21	01:30:41

LAST REV

Date	Time
09/23/21	10:12:01
mmcmakin	

USER DEFINED

Prior Id # 1:	38890
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5007

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELTON JEFFERY	71969-300	1	12/5/2018	Convenience	1	No	No		
MELTON JEFFERY	68632-440		12/21/2016	Convenience	1	No	No		
MELTON JEFFERY	68130-420		9/30/2016	Convenience	10	No	No		
MELTON JEFFERY	65161-443		4/2/2015	Convenience	1	No	No		
SHEEHAN JOHN JO	63244-342		2/3/2014		525,000	No	No		
SHEEHAN JOHN JO	38809-78		4/15/2003	Family	100	No	No		
	21459-550		10/1/1991		177,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2019	606	Insulate	13,167	C				
10/28/2016	1325	Re-Roof	9,835	C				
2/27/2014	146	Heat App	5,000	O				
9/22/2011	1172	Siding	4,800					replace siding fro
4/20/2011	298	Redo Kit	5,000					
11/16/2010	2278	Redo Bat	5,000					NEW 2ND FLR KIT&BA
5/15/2002	367	Porch	4,000	C				REPLACE REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
9/7/2018	MEAS&NOTICE	BS	Barbara S
3/7/2014	Info Fm Prmt	EMK	Ellen K
12/16/2008	Meas/Inspect	336	PATRIOT
6/30/2004	Info Fm Plan	BR	B Rossignol
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9108		Sq. Ft.	Site		0	70.	0.76	5									485,266						485,300	

Total AC/HA:	0.20909	Total SF/SM:	9108	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	485,266	Spl Credit		Total:	485,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.24121618
Const Adj.:	0.98990101
Adj $ / SQ:	221.163
Other Features:	122201
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593372
Depreciation:	183945
Depreciated Total:	409427

COMMENTS

EST BMT, ACROSS FROM COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

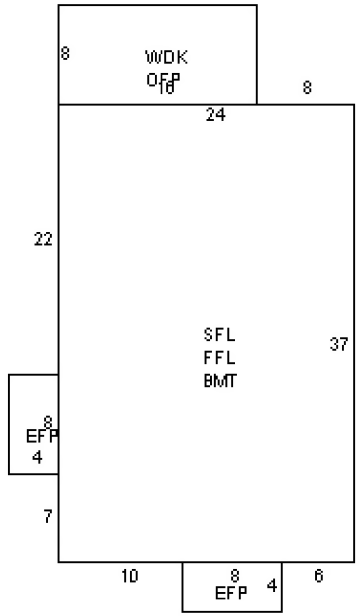
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	221.16
Special Features:	0	Val/Su Net:	137.20
Final Total:	409400	Val/Su SzAd	230.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	888	77.130	68,492
FFL	First Floor	888	221.160	196,392
SFL	Second Floor	888	221.160	196,392
OFP	Open Porch	128	29.090	3,724
WDK	Deck	128	13.670	1,750
EFP	Enclos Porch	64	69.060	4,420

Net Sketched Area:	2,984			Total:	471,170
Size Ad	1776	Gross Area	2984	FinArea	1998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	